145 BUSINESS OPPORTUNITIES

Ker & Stephenson Ltd.

Investments

GOOD DUPLEX, ONE BLOCK FROM PARLIAMENT BUILDINGS, BEST TYPE OF TENANTS, RETURNING 10%
$13,500

SEVEN - SUITE APARTMENT BLOCK, NEW AND IN EXCELLENT RENTAL AREA. IDEAL FOR OWNER MANAGEMENT. CAN BE HANDLED FOR
$25,000

CITY PROPERTY IN GOOD CENTRAL LOCATION. STORES ON STREET AND SUITES ABOVE. BETTER THAN 10% NET RETURN.
$70,000

FOR FURTHER PARTICULARS PLEASE CONTACT J. H. FORD, EV 5-3411, A. L. WAGNER, ANY-TIME.

Consultation and advice freely given on Apartments, Hotels, Motels and all types of Commercial Properties.

KER & STEPHENSON LIMITED
909 Government Street

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7 SUITES ROCKLAND

NET INCOME $3,300 per year should be $4,000. This property has been drastically reduced in price in order to expedite the settling of an estate; and we offer it for sale with our strongest recommendations both as regards income and capital appreciation. Reduced from $39,000 to new price **$30,000**

Do not miss this opportunity.

OAK BAY

Beautiful large 6-room bungalow, two bathrooms, 3 bedrooms, den and living room and dining combination, view from all windows, spotless condition. Plus 3-room self-contained suite, full basement, Oil-O-Matic heat. Can be duplex or triplex. Just reduced, illness reason. $5,000 will handle at full price of only **$20,000**

To view above properties call Jack Brown, EV 4-4976, or Jack Middleton, GR 9-4327.

PEMBERTON HOLMES LTD.
1002 Government Street. EV 4-8124

ISLAND INVESTMENT CO. LTD.
774 Fort Street EV 4-7146

DRIVE BY 1617 BELMONT

2-bedrm suite for owner plus revenue of $125. Extra large lot. Oil heat. Price with terms **$12,200**

To view please call Doreen Carriss, EV 4-7146, eves GR 7-2432.

DUPLEXES

Let your tenant pay for your home. Three self-contained up-and-down duplexes. Good homes and revenue. Always rented. **$10,800** up

For further particulars call Anne Donaldson, EV 2-6870.

$100 PER MONTH INCOME PLUS 3-BEDRM ACCOMMODATION FOR OWNERS

Situated in Fairfield at Beacon Hill Park, this duplex is ideal for anyone requiring 3 bedrms for own use plus $100 per month income. Copper piping throughout, 220 wiring, full basement, separate garage and nice lot. Reasonable down payment or equity in 3-bedroom house.

FULL PRICE $12,500

Call T. Mullen, GR 7-3642 or office EV 5-8704.

Frank A. Martin Agencies Ltd.
1114 Blanshard St.

REVENUE DOUGLAS STREET

Excellent commercial potential, two 2-room suites up, gas ranges, separate meters, bathroom, 3-room suite down with bathroom for owner, combination gas range. Full cement bsmt, hot air piped furnace, home in excellent condition inside and out. FULL PRICE **$11,950**
Particulars as to terms, etc., please call Mr. Houston, EV 5-3435. Res., EV 5-6476. EXCLUSIVE LISTING.

P. R. BROWN & SONS LIMITED
1112 Broad Street, Victoria, B.C.

"GROCERY $7900"

Excellent corner grocery with a $4,300 MONTHLY TURNOVER. Located in a well built-up area. ALSO 3-BEDROOM OWNER'S QUARTERS in livable condition. A good, CLEAN STOCK at invoice price. Be independent. ACT NOW. Call TED CHARTRES at EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

YOUR OFFER

ON THIS AUTO COURT ZONED PROPERTY. PAT BAY HIGHWAY. WILL BE APPRECIATED

1¾ acres. Excellent building site for your own home plus ten units. Immediate revenue from existing buildings now on property assure attractive returns on your capital during period of development. Don Bacon or Cliff Stretch, Northwestern Securities of Victoria Ltd. EV 5-6741.

$1000 DOWN STORE — 2 SUITES

Corner location offered here for investment. Someone able to handle small grocery business. Vacant possession to whole building if required. L. Yeo, EV 2-7276; Res., EV 3-7137. Rm 110, Town & Country Homes Ltd.

LADIES' SHOP

Owner has been operating this business for 12 yrs. Well established. Can be handled by one with occasional outside help. Full line of fixtures, stock included. Terms $7,500. Call Ivan Patrick, phone EV 5-6741, res. EV 3-9043. Northwestern Securities.

147 EXCHANGE REAL ESTATE

FOR EXCHANGES
of all kinds—property, mortgages, etc.—phone Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

CALL PAT SHEA, TRADERS Estates Ltd. for property trades of all kinds. 75 Victoria Crescent, Nanaimo. Phone 2250.

THE WISE AND THRIFTY BUYER SHOPS THE CLASSIFIED SECTION DAILY.

147 EXCHANGE REAL ESTATE

WATERFRONT HOME FOR VICTORIA APARTMENT BLOCK

South of Sidney—owner has modern beach front rancher. Five rooms plus full basement with suite. Value $24,000, also revenue property available if desired. Will trade up for four-suite apartment or more with 2-bedroom suite for owner. Clear titles and some cash. Don't delay—act now by contacting

GORDON HULME LTD.
(Open Saturdays)
Sidney, B.C. Phone 120

149 LISTINGS WANTED

LIST WITH RITHET

706 Fort Street EV 2-4251

MR. MACFADYEN SAYS

During the last five weeks my listings have been selling fast:
756 Lavender
1110 Bewdley
1215 McKenzie St.
1826 Oak Bay Ave.
1508 Bank St.
4140 Carey Rd.
1309 Dunsterville
These have all been sold. This is wizard and wonderful, but leaves me desperately short of listings.

IF YOU WANT TO SELL YOUR HOME QUIT ADVERTISING "FOR SALE—NO AGENTS" AND PUT YOUR PROPERTY IN THE HANDS OF SOMEONE WHO WILL GET RESULTS. GRAB THE PHONE AND CALL ME AT ONCE.
ERIC A. MACFADYEN
NORTHWESTERN SECURITIES OF VICTORIA LTD. EV 5-6741. 24-HR. SERVICE.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING

Deal with the realtor of your choice. Your property is placed before the clientele of 51-member firms ... their salesmen, their contacts go to work for you.

MULTIPLE LISTING BUREAU
1216 Broad Street EV 2-2229

LISTINGS OF ALL TYPES wanted by B. J. Merchant who has recently joined our firm of Frank A. Martin Agencies Ltd. Please phone office EV 5-8704, or res. EV 5-2108.

T.C.A. PILOT URGENTLY REquires 2 or 3-bedroom home, price secondary if $3,000 will handle. Call Mr. Clark, Western Homes Ltd., EV 2-2137, res. EV 2-3453.

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. — Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

150 HOUSES FOR SALE

BYRON PRICE
1314 QUADRA STREET

AS LOW AS $400 CASH
No Gimmicks

Yes, we can build an NHA 3-bedroom home, full basement, oil furnace, on one of these lots. Size 71.3x115, priced from $950 to $1,500 for the above down payment which also includes the lot, providing you can pay $129 PM, taxes included, for a short period. Payments will then drop to $75 P.M. For further information call SAM PATERSON EV 5-8592, GORDON MARSHALL, GR.9-2725 or JACK PELTON, EV 4-2784 or office EV 5-2458.

LANGFORD DISTRICT

This fine home has 1,129 sq. ft. of living space. L-shaped living room with fireplace; has 3 bedrooms, colored fixtures in bathroom, cabinet electric kitchen, plumbed for auto washer, copper hot water tank, full cement basement, oil furnace, drive-in garage with steel overhead door. Exterior 2-tone stucco. Lot 72x128. Taxes $146.67. Close to school, shopping and transportation. Terms **$10,950**

Exclusive, Charles Giddy, phone EV 5-2458, res. EV 4-1690.

4 BEDROOMS
Oil Heat
$11,900
$2500 Down

Here's a cosy family home at a reasonable price. Basement finished in plywood. Large lot with fruit trees. Balance to be arranged. JACK MACKAY, EV 5-2458, RES., EV 2-9644.

NHA NHA NHA
Low Down Payment
Large and Oak-Studded Lots
Post and Beam Construction

In conjunction with an outstanding contractor and moving into 1960 we offer for the first time these de luxe ultra-modern individual homes of character. Here is an opportunity to get away from the dull, plastered walls, and stucco exterior. There are a large number of excellent plans available, or they can be designed to suit your needs. Split-levels, four-levels, two-levels, Rancher. Floor area from 1,100 square feet up, square foot valuation excellent. Lots are well landscaped, oak trees, rockeries, close to bus and schools. For complete information on low down payment and details of plans

Phone Ed. Saunders, EV 4-9458, Sundays and evenings.

NORTHWESTERN SECURITIES OF VICTORIA LTD.
631 Yates St., Victoria. EV 5-6741

WATERFRONT
SECLUSION 6 MILES OUT

Charming 8-year-old stucco bungalow located on landscaped lot just one mile north of junction of Blenkinsop and Royal Oak Ave. Sh-ft, secluded waterfront with private beach. Two bedrooms, 17x13 living room (with fireplace), 10x10 den, with double plate glass picture windows looking out on a million dollar view over Cordova Bay. 9x13 dining room, cabinet electric kitchen, oil hot air (conversion) part basement and separate garage. Full price **$16,500**
Some terms.

E. A. MACFADYEN EV 5-6741, NORTHWESTERN SECURITIES OF VICTORIA LTD. 24-HR. TELEPHONE SERVICE.

HOME SUITE HOME

For only $2,000 down you can move in very soon to this large spacious home, 3 to 4 bedrooms, 2 bathrooms, cabinet electric kitchen, full basement with oil heat and drive-in garage. Oh yes, of course, and a self-contained separate entrance suite, worth $65 monthly to help you meet the balance. Don't delay, this will sell today, call TED KAY now, at Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8852.

5-ROOM BUNGALOW, RUMPUS room, garage, Oil-O-Matic heat, nice corner Fairfield, owner, $13,000 net. EV 2-6327.

150 HOUSES FOR SALE

BOORMAN'S

NHA NHA
SEWERED LOTS WITHIN 2-MILE CIRCLE ON NEW PAVED ST.
DOWN PAYMENTS FROM $1400

As Contractor's Agent for Dolby Construction Co. Ltd., we offer better two and three-bedroom homes on the fourteen remaining lots of Camrose Crescent Extension

DOWN PAYMENTS INCLUDE:
Lot,
Legal fees,
House plan,
Building contract,
Application fees,
Choice of colors and fixtures

For further information contact our Building Department.
G. Haney, res. EV 2-2386
A. Mutch, res. EV 3-7137

$500 DOWN
CLOSE IN

Not a run-down house in a declining area but a 6-room home close to the junction of Fort and Yates Sts. Can be used as either 3 or 4 bedrooms. Good fenced lot with garage, small greenhouse, trees, shrubs, bulbs, berries, etc. Reasonable taxes. Full price **$6700**

T. Smith, res., EV 4-7338.

HURRY

For this one—it won't last. 5-rm modern stucco bungalow with high bsmnt and separate matching garage. Lovely living room with attractive fireplace. Dining room, 3 bedrooms, wide thru hall, 4-pce bath, cab elec kitchen. Good district, among other attractive homes. $3,000 to handle, with full price of only **$11,200**

C. Kelly, EV 3-7124; res. EV 3-4864
F. Long, EV 3-7124; res. EV 2-2516

REALLY LOVELY

AND we are not exaggerating one little bit when we say that this is an attractive stucco bungalow. A high location in the Gorge, this home offers:
Living room 18x14 with FP.
Dining room 10x9.
Kitchen with nook 15x8.
Two bedrooms.
Laundry room.
Full basement.
Rumpus room with FP.
Hot-water heating.
Many other features.
In immaculate condition and the owner is only asking a fair price. Full price **$11,900**
(terms)

W. I. Boorman, res. EV 4-0434

DEAN HEIGHTS
5% NHA LOAN
EXCLUSIVE

It will be a pleasure to show you this spotless 3-year-old bungalow; LR with FP, kitchen-dinette with counter separating, two good bedrooms, 4-pc bath. Full basement with HEATED BEDROOM (or den), McClary oil furnace, drive-in garage. Landscaped and fenced lot. Stone planters at front of house. Connected to storm drain and sewer. Clear title or generous loan available. Price **$11,900**

J. S. Boorman, res. EV 2-5036

OAK BAY

Situated on a boulevarded street of fine homes close to the Uplands, where the local improvement taxes have been paid for and the present taxes are reasonable. Featuring nice-size LR with FP, DR, two good-size Bedrms and den. Electric kitchen, full cement bsmt. Oil-O-Matic heating, lovely lot. Price **$16,750**

R. F. Harris, Res. GR 7-3998.

OPEN SATURDAYS
9 A.M. TO NOON

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

HEISTERMAN

FAIRFIELD

Situated within walking distance of city centre and park. This home is older but completely redone. Oil heat, full basement, 2 bedrooms and den, smart kitchen. Spotless outside and in. Full price **$9500**

Mr. Gaddes, EV 3-4161,
Eves. EV 5-7619

OAK BAY AVE.

Handy location, close to the Tennis Club. Just 10 years old, home has 2 bedrooms, living room, bath and cabinet kitchen, full high basement all finished with another good room. New package oil heating system, nice garden all fenced, with patio and outdoor fireplace. Good 5½% mortgage. Full price **$10,800**

Mr. Hamilton, EV 3-4161;
Eves. GR 7-1555

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

C.N. Montague CO. LTD.
1028 Blanshard at Fort EV 4-9318

WE RECOMMEND

This neat, attractive 4-room-plus utility, no bsmt, stucco bungalow, well located in the Shelbourne-Oaklands area, built-in radio included. Large separate garage, cement driveway and walks. Ideal for older or retired couples. Immaculate home, in perfect condition. Asking **$7875**

Call B. E. Porritt, EV 4-9318, EV 4-6152

OAK BAY BORDER
$75 PER MONTH

Tudor style, set well back on lovely treed lot. Wide ent hall, LR, FP, DR or family room. Lge kit, W220, dining area. Utility rm. Open staircase to 3 lovely bedrms and bath. H.W. heat, part basmnt. Taxes $140. Asking **$12,600**

Ruth E. Hutcheson, EV 4-9318, GR 8-3536

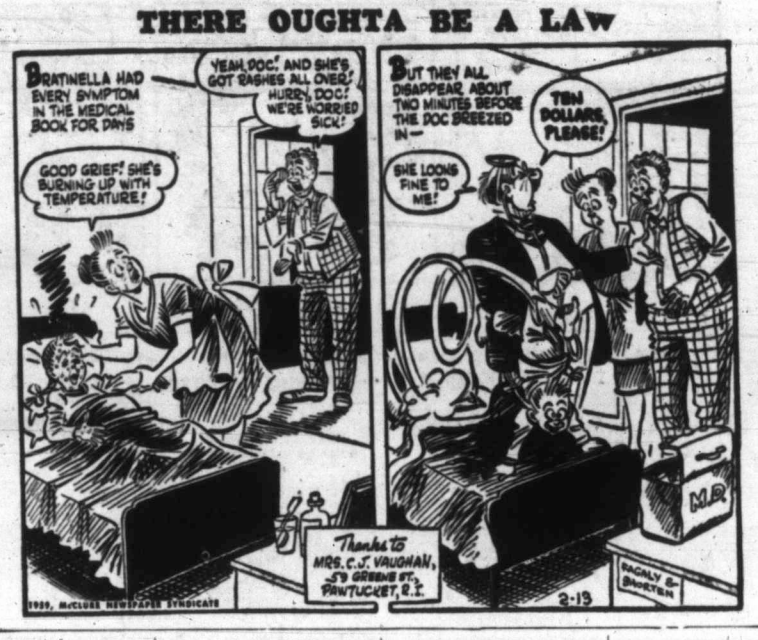
Low Down Payment
$60 Per Month
$750 Down—or Less

No need to rent when you can buy this 4-room stucco bungalow close to bus, school and store. Having 2 bedrooms and large kitchen and living room, this is economy plus a large garden and fruit trees. Don't wait, get your offer in right away, you can't go wrong on this. Call TED KAY of Northwestern Securities of Victoria Ltd. Ph EV 5-6741 or EV 5-8852.

NEAR THE SEA
Choice Fairfield family home, not new but in excellent condition. LR, DR and kitchen down and 3 BR and bath up. New wiring, new roof, and the very best of automatic oil heating systems. Full price, $8,950, with down payment of $4,200. Eves. EV 4-5884.

BAYNE & TODER AGENCIES
EV 2-1121 749 Fort St.

THERE OUGHTA BE A LAW



150 HOUSES FOR SALE

RANDALL'S LIMITED

DUPLEX HOME AND REVENUE

BURNSIDE AREA, close in, one year old. Has three bedrooms, living room, dining room, large cab. elec. kitchen, Pembroke bath, level walk-in basement suite, self-contained, $70. Drive-in garage, oil heat. Account of illness this was greatly reduced to **$15,000**

$1000 DOWN 4 ROOMS

QUADRA WAY, neat white siding bungalow, 10 years, cab. kitchen, oil range, living room, with heater, two nice bedrooms, utility room, nice lot, separate garage. Balance $65 per month. Good buy for a home or investment for rental purposes. Price **$5950**

On two above please call
Mr. Davis, eves. EV 4-8614

$9950
JUBILEE AREA

Stucco bungalow with three bedrooms, living room with fireplace, separate dining room, full basement, separate garage, black-topped driveways. New wiring. New roof. Good terms to reliable party

For further information, Ken Lowndes, eves. GR 8-2151

$12,800
NEW VIEW ROYAL

This bungalow will be finished by March 1—has three bedrooms, large living room with dining room area. Full basement, oil package heat. Terms $3,500 down.

On two above, please call
Mr. Lowndes, eves. GR 8-2151.

MOUNT TOLMIE $8950

A really lovely stucco bungalow, built 2 years, 20-ft. living room with fireplace, 2 nice bedrooms, oak floors throughout, 4-pc Pembroke bathroom, large cabinet electric kitchen and utility room, oil furnace, attached garage with black topped driveway, on 65-ft. lot. Can be seen by appointment only.

Exclusive agent—Mr. Sudbury, eves. GR 9-1906

PLAYFAIR PARK

Superior stucco bungalow built 7 years, with 1,550 ft. living space. Living room 23 ft. long with fireplace, family size dining room, thru hall, oak floors, three large bedrooms, 4-pc Pembroke bathroom, cab elec kitchen with bright nook and large utility room. Full basement, auto oil heat, on sewer, attached garage with extra room above that could be finished as fourth bedroom. This home is on a 75-ft. lot and is priced at **$18,900**
with very good terms.

Call Mr. Sudbury, eves. GR 9-1906

GEORGE RANDALL LTD.
1309 Douglas St. Phone EV 4-8109

HAYNES

YOU'LL WANT IT WHEN YOU SEE IT!

This attractive white stucco, low rambling ranch-type bungalow is not the usual type plan. Containing nearly 1,400 sq. ft. of floor area, it has entrance hall, large living room, dining room, two spacious bedrooms, den in knotty cedar, dining room, outside patio, very smart kitchen, basement, automatic oil heat with full insulation, breezeway connecting garage to house and situated on a half acre lot partly landscaped. All windows are supplied with venetian blinds and installed in kitchen is the automatic washer and electric range built in to counters for convenience. Quiet location near Cedar Hill Crossroad. Price **$16,500**

Please ask for W. Jones, EV 3-8303 Evenings

Arthur E. Haynes Ltd., 739 Fort St. EV 3-3823

McCANDLESS REALTY
830 Fort St. Phone EV 3-6111

MODERN GEM
Smart and Immaculate

Spacious, Oil-O-Matic, heated, 4½-room, stucco bung. 1,050 sq. ft. NHA built. Living room 14x16 ft., fireplace, thru hall, 2 large bedrooms, cheery elec cab kit with dinette. Full high basement with O-O-M heating unit. Lovely finished extra room, oak floors, Venetian blinds, tastefully decorated. Many extras in this fine home. Close to school and bus, off Hlgh Quadra, fine location, among new homes. $6,700 will handle. Payments $78. Price **$11,500**

Eves., Mrs. Ramsdale, EV 4-5855

$1000 DOWN

Neat, white siding bungalow, 10 yrs. Cabinet kitchen, oil range, living room, oil heater, two nice bedrooms, utility room. Sep garage. Balance $65 month. Really good buy for home or investment. Price **$5950**

Mr. Davis, Geo. Randall Ltd., EV 4-8109; Eves., EV 4-8614.

COMFORT AND CONVENIENCE

Spotless modern Oil-O-Matic stucco bungalow, ideal for retired couple or small family. Entrance hall to 14x16 LR with FP; 2 large bedrms, 4-pc Pembroke bathroom, utility room with tubs and 10x14 cabinet kitchen. Attached garage with lots of storage space. $3,000 cash. Price $10,750. Call George Thorneloe, EV 2-7276, res. GR 7-2771. Town & Country Homes Ltd.

PRIVATE SALE, OAK BAY, QUIET street. Warm 3-bedroom home, hot-water heat, full basement, sundeck, double plumbing. Victoria Press, Box 1762.

150 HOUSES FOR SALE

FINANCIAL SURVEY LTD.
1324 Government St EV 4-9305

WHY WAIT

Spring will soon be here then it will be too late to buy this lovely 6-rm stucco bung as the owner is being transferred and must sell. This home has everything. Thru halls, HW flrs, picture windows, full bsmt, O-O-M heating, drive-in garage. Situated amongst nice homes on Lansdowne slope. Phone now for appoint. to view. Today's best buy at only **$17,900**

Roy Gill EV 4-9305; res EV 4-3310

OWNER TRANSFERRED

Must sell immaculate 5-year-old home. Excellent neighborhood close to all conveniences. THREE EXCELLENT BEDROOMS, full basement, oil heat. See, compare, and make your offer. Asking **$14,900**

Exclusive Listing
N. A. Fraser, EV 4-9305,
Res. EV 5-3751.

TATTERSAL

HIGH LOCATION WITH SECLUSION
ATTRACTIVE 3-BEDROOM HOME

Split-level, basement plan. Lge LR with open fireplace, spacious dining room, mahogany cabinet electric kitchen 4-pce colored Pembroke bathroom, auto-oil heating, drive-in garage. Large lot and a safe location for your growing family. Quick possession. Price **$13,500**

Full price **$10,700**
with approx. $3,000 down. For appointment to view phone A. E. Seeber, EV 4-9305, EV 5-2875.

CITY
OIL-O-MATIC

Attractive 4-room bungalow on a nice street, near shopping and bus service. Elec kit, 2 bedrms and living room, elec range and fridge included. Dandy basement, Oil heat. Separate garage. Excellent grounds. $2,000 down. Full price **$8500**

P. G. Williams, EV 4-9305, res. EV 4-9657.

UPLANDS—8 RMS

MODERN STUCCO RESIDENCE WITH WELL-LANDSCAPED, EASILY-MAINTAINED GROUNDS.
4 BEDROOMS, DEN.
3½ BATHROOMS.
27-FT. DRAWING ROOM.
15-FT. CIRCULAR DINING ROOM.
2 PATIOS, BASEMENT WITH FP.
2-CAR GARAGE.
FOR APPOINTMENT TO VIEW PLEASE CALL
N. A. FRASER, EV 4-9305,
res. EV 5-3751;
S. W. ANDERSON, EV 4-9305,
res. EV 2-8917.

CAPITAL CITY REALTY
650 Cormorant St. EV 4-1922

OAK BAY
NEW! NEW!!

$1,500 down handles beautiful new 2-bedroom bung. A grand new home for less than replacement cost. Lge elec cab kit, 2 bedrms, mahogany panelled LR, oak flrs throughout. Auto oil heat, carport. No basement, no steps, easy terms. Cosy living at its best for only **$10,500**

Dirk Okker, EV 2-0224 evenings

SUBURBAN COTTAGE ONE ACRE

Close to all conveniences, clean, compact, well constructed, modern cottage, 4 rms, automatic heat, sep garage, good soil, low taxes, good value. Nice home on terms for only **$6300**

Ken Walters, EV 5-7820 evenings

FAMILY HOME

Here is a splendid large family home. 7 lovely rooms, oil hot-water heat, close to bus, school and shops. Clear title and in immaculate condition. A pleasure to show these and many other fine features.
Good terms. Only **$11,500**

Carl Phipps, EV 5-1707 evenings

STEWART CLARK & CO.
608 Broughton St. Phone EV 5-2481

FOR THE CHOOSY FAMILY OAK BAY

Here is a beautiful home situated on Lansdowne Heights and just 7 years old. There is a thru hall, 18' LR arched to good-size DR. Most attractive modern kitchen with nook, 3 bedrms and 4-pce bath. Fully finished rumpus room in full bsmt. Pkge oil heat of course. This property is well planned and in a very clean condition throughout. Asking price with terms **$18,500**

Mr. Crickmay
EV 5-2481. Eves. EV 5-3179

$4500 FULL PRICE

4 rms, no bsmt, no steps, some furniture included. Listed today and priced for quick sale at **$4500**

$11,500 FULL PRICE

Attractive 5-rm. stucco bung, has full bsmt with extra rm. G.E pkge unit, oil heating unit. Elec kit. LR has built-ins, 2 good-size bedrms, separate DR. Handy to bus and stores.

EV 5-2481
Eves., Mr. Lukey, GR 7-2040,
or Mr. Custance, EV 3-7930.

$3,000 DOWN
$11,150

Spacious living offered in this modern 1,100-sq.-ft. FULL-BASEMENT stucco bungalow with attached garage. Thru hall, LR 18x14, DR 10x12, 2 large bedrooms, Pembroke bathroom. City location, close to school, bus and stores. Call GEORGE THORNELOE, EV 2-7276, res. GR 7-2771. Town & Country Homes Ltd.

$1,000 DOWN OR LESS, EVERY offer considered—Small 4 rooms, white siding, modern home, 2 bedrooms; new oil range, heater; $7,850. 3864 Wyndeatt Avenue. EV 3-5971, nights.

150 HOUSES FOR SALE

Oak Bay Realty
FOR OAK BAY HOMES

OPEN HOUSE
1512 DAVIE
SAT. 2 - 4.30

Attractive 5-room stucco home of 1,450 sq. ft. Large living room with family-sized dining room, large bright kitchen with nook. Two good bedrooms. O-O-M heat. Full basement. D-L garage. Easy garden. All this on a quiet, secluded street off Oak Bay Ave. Full Price **$11,750**

For prior insection call Hal Wright, EV 5-7707 anytime.

CEDAR HILL RD.
4 BEDROOMS

This attractive home consists of nearly 1,700 sq. ft. of modern living on one floor. Situated among the oaks on just under one acre of land, giving sea view yet within easy reach of town. Two 4-piece bathrooms. Entrance hall. Separate dining room. Screened sundeck. High basement. Auto oil heating. Electric hot water. Separate 2-car garage. This property is highly recommended for value and is an ideal home for children. Terms. Full Price **$19,950**

B. J. Leverton, EV 5-7707 anytime.

RETIREMENT COMFORT AND ECONOMY

Very attractive 2-bedroom cottage in Dean Heights area. Large living room with open fireplace. Utility kitchen and eating area. This home is less than twenty years old, and has a drive-in garage. The garden is most attractively landscaped. Full Price **$8950**

Call R. L. Stiles, EV 5-7707 anytime.

MEARS & WHYTE
Oak Bay Realty Ltd.
2188 OAK BAY AVE.

WHY RENT?

WHEN AS LOW AS $500 DOWN WILL GIVE YOU THE PRIDE AND PLEASURE OF HOME OWNERSHIP. BUILT RIGIDLY TO NHA SPECIFICATIONS. THREE BEDROOMS, AUTO OIL HEAT. THE LOT IS INCLUDED IN THIS DEAL. IF YOU OWN YOUR OWN LOT THEN NO DOWN PAYMENT IS NECESSARY. FOR FURTHER INFORMATION PLEASE CALL ROY GREEN OR STEVE STEPHENS, EV 4-9255 ANYTIME, TAYLOR SPITTAL LTD., 821 FORT ST. EV 4-9308.

O YOU LUCKY PEOPLE!

TRY $2,000 DOWN

12 years young, Cedar Hill, magnificent home, 2 bedrms, lovely dining room, basement, close in. Amazing value at **$10,700**

LOW DOWN PAYMENT

Older home, near Oak Bay. Outside needs a coat of paint, inside is a beautiful renovation, finished modern kitchen, 3 bedrooms. IT'S A STEAL AT **$7500**

See these for outstanding bargains in homes These are homes and yet are investments. You can't beat them. So buy them now. Ring K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

THE ROYAL TRUST CO.

Six-room stucco bungalow. Overlooking Portage Inlet. Three-car drive-in garage. Oil-O-Matic hot-air heating. 2½ lots. Consisting of living room, dining room, kitchen, all with a view of the water, three bedrooms, 4-pce bath. Full basement. Situated on the corner of the New Island Highway and Wilkinson Road. Price **$14,750**

A. E. Coles

The Royal Trust Co.
1205 Government St.
EV 3-4126 Evenings EV 2-8792

Saanich Realty
3943 Quadra GR 9-1195
Serving Greater Victoria and the Peninsula

QUICK POSSESSION

ROYAL OAK: New, Immaculate 4 rms plus guest suite in bsmt. Well landscaped. $14,000.
ELK LAKE: Beautiful seclusion, 5 rooms on ½ acre. No steps. $16,500.
UNIVERSITY: Budget beater. 4 rms on well-fenced corner lot. $9,000. Make your offer.
Please call
GR 9-1195 Mrs. Horth Bld. 6356W

Are You Living Alone?

3-roomed bungalow with bathroom, oil range, nice condition. Plus 2 finished rooms and bathroom in basement that could be rented. Lot 65x130. Taxes $106. Terms, $1,500 down. Offer wanted on price. Alex Page, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

OAK BAY SOUTH—EXCLUSIVE
Family home in excellent location. Spotless condition, nice-size living and dining rooms, good kitchen with pantry, 3 bedrooms and bathroom up. Oil heat. Near schools and stores. About $3,500 cash will handle. Price $10,900. Mr. Jones at Jones & Scott, 332 Yarrow Building. Phone EV 3-3723. Res. EV 3-2202.

GORDON HEAD, SEA VIEW—New, 3 bedrooms, basement, oil heat. Large mortgage terms, price $17,500. Victoria Press, Box 1695.

150 HOUSES FOR SALE

HARRY FOSTER LTD.
Opposite "The Bay"
1733 DOUGLAS ST. EV 3-2101

DRIVE BY 585 O'CONNELL

Move in, in 1 week—brand new 3-bedroom stucco home with full basement, attached carport, Oil-O-Matic heating; kitchen on front of house. Many extras include sundeck off living room, floor-to-ceiling fireplace, etc. $3,000 down. FULL PRICE **$10,950**

583 AGNES

Move in today! New 2-bedroom full basement home with Oil-O-Matic heating. Well built and nicely finished. We offer immediate possession. $3,000 down. FULL PRICE **$10,700**

570 TAIT

Also completely finished and ready for your occupancy. Brand new, 2 bedrooms with full basement and Oil-O-Matic heating. First-class finish and construction. $3,000 down. FULL PRICE **$10,700**

The above 3 homes offer the best value obtainable today. You may drive by or give me a call to see through them. Call Herb Hodgson, EV 2-2101; res. GR 8-2114; or call at my home at 611 Baxter Ave.

DRIVE — BUY 811 VERNON
(EXCLUSIVE LISTING)

This 2-year-old bungalow, situated on high ground with a view, consists of living room, 18x14, with Roman tile fireplace; cabinet kitchen with dining space, 4-pce Pembroke bathroom, FC basement with extra room.

FULL PRICE $10,000
With $2200 Down
or $10,200
With $1700 Down

Call Art Yells.
EV 2-2101; res., EV 3-5039

Fairfield Triplex
$3000 Down

Attractive self-contained, stucco; each suite consists of 3 rooms and own private bathroom; oil heat; separate meters. This is above-average proposition and should be inspected early to avoid disappointment **$18,950**

Exclusive with Mr. Campbell,
EV 2-2101; res., EV 4-5572

Retired? See 130 Homer

Immaculate 2-bedroom, 6-year-old bungalow in good area amongst new homes; fully-lined basement; oil heat. Nice grounds. $3,000 handles at only **$10,800**

Pat DeLaney,
EV 2-2101; res., EV 2-4956

L(OO)K! $1750 DOWN

Modern 5-room, stucco bungalow in Gorge; all rooms spacious and attractive, full basement; expensive oil hot-water heat. Nicely landscaped. Balance at $99.75 per month, including taxes **$12,950**

Pat DeLaney,
EV 2-2101; res., EV 2-4956

NEWSTEAD REALTY LTD.
766 Fort Street EV 2-8117

LANSDOWNE VIEW

Excellent family home with through hall, large living room, dining room, cabinet kitchen, nook, utility, 3 bedrooms and 4-piece Pembroke bath; oak flrs, full basement, auto oil heat, roughed-in fireplace in basement, 1,400 sq ft of solid comfort, fairly priced at **$17,950**

Please phone Ted Kergin for appointment, EV 2-8117;
Eves. EV 4-1582

$2514 DOWN BEST BUY TODAY

This brand new, 3-bedrm NHA will be ready for you Feb. 28. The unusual design means added space to the main floor, whilst a roughed-in RR and outlets for auto washer and dryer in basement give added value. Monthly payments approximately $92 PIT, and total price **$13,850**

First come, first served.

Call Vernon Clarke,
EV 2-8117, or eves., EV 5-1296

DRIVE BY 3241 ALBION YES, LOOKS ARE DECEIVING

But this is a very large house, 1,200 sq. ft. of delightful living area in this home of living-dining room, 2 twin-sized bedrooms, modern cabinet kitchen with built-in nook, utility plumbed for auto washer, Timken auto oil furnace, 4-piece colored bathroom fixtures; close to schools, stores, etc. **$10,950**

Very good terms. To view, phone Mrs. Browne, EV 2-8117, EV 5-6324.

"SNAP, $1000 DOWN"

Be independent from the landlord. This 5-room cozy frame bungalow on nice fenced lot, close in, will give you good value and the security of home ownership with balance as rent. TED CHARTRES, EV 5-6741, or EV 5-5508. Northwestern Securities of Victoria Ltd.

LARGE 8-ROOM FAMILY HOME plus legal 3-room ground-level suite. Spotless condition. Steady tenants. Ideal setup for added revenue. Good terms at $16,500. R. Harris, EV 2-6255 anytime.

J. H. WHITTOME & CO. LIMITED

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

All Exclusive!
NHA Brand New!
Low Down Payments

1. 3 BEDROOMS, $2,200 DOWN, FULL PRICE $13,800
2. 3 BEDROOMS, $2,000 DOWN, FULL PRICE $13,100
3. 3 BEDROOMS, $2,000 DOWN, FULL PRICE ..... $13,600 (On sewer)
4. 3 BEDROOMS, $2,900 DOWN, FULL PRICE ..... $14,400 (On sewer)

All the above homes fully guaranteed, with full basements, Oil-O-Matic heat, high locations and close to all conveniences.

Call Len Wardle, GR 7-3348 or Lew Mollitet, GR 9-2620.
Office, EV 5-8704.

Seaside Acreage

In our opinion this is really something—we'd like your opinion. Ask to view this approx. 2 acre piece of wooded land with 188 ft. of shore, wooded, and bounded by 2 paved roads, and you will agree it is worth the price asked.

Salesman C. Sinden, EV 3-0395
Salesman D. Dowsley, EV 5-2593
EV 5-8704 office.

Low Down Payment
$65 Per Month
Full Price $4950

Located ½ block from the sea. Clean and bright and consisting of thru hall, comfortable living room, 2 bedrooms, family-size kitchen and utility. Move right in with no additional expenses, oil heater and kitchen range included in price. Call now: this won't last.

J. Moore, EV 2-3646 or office EV 5-8704.

CAN'T FIND IT? BUILD IT!
LET US PROVE TO YOU IT IS MUCH MORE ECONOMICAL TO BUILD THAN TO BUY!

MANY LOVELY HOMESITES STILL AVAILABLE.
GUARANTEED WORKMANSHIP.
VERY LOW DOWN PAYMENTS (YOUR LOT MAY BE ALL YOU NEED).
FREE PLANNING SERVICE.
ALL FINANCING ARRANGED.
ONE PRICE GIVEN INCLUDING ALL EXTRAS.
COMPETITIVE BIDDING FROM 5 OF VICTORIA'S FINEST CONTRACTORS.
SO
COMPARE THE PRICE, TERMS, THE SERVICE AND THE WORKMANSHIP. PROVE TO YOURSELF THAT "QUALITY HOMES" ARE BUILT THROUGH FRANK A. MARTIN AGENCIES LTD. YOU ARE UNDER NO OBLIGATION WHEN YOU CALL.
Office EV 5-8704
Len Wardle, GR 7-3348 Lew Mollitet, G